



### 28 Illingworth Road Yellow Rock NSW

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**LOCATION:** Set in the peaceful community of Yellow Rock, within approx. 7.8km to Winmalee Shopping Village and Schools, easy access to bush walks, bike rides, local park and Yellow Rock lookout.

**STYLE:** Single level cottage constructed of clad with metal roof set off the road on a well maintained 834.7 m2 block.

**LAYOUT:** Generous bright L shaped lounge and dining room that opens to the rear deck, 3 good size bedrooms, modern style bathroom with separate toilet and internal laundry.

**FEATURES:** Updated kitchen with electric appliances, ceiling fan, reverse cycle air conditioning, fenced rear yard, sheer and block out blinds, storage area under home with power points, off street parking directly at front door, rear deck overlooking level grassy backyard with a great bush outlook.

**Price** : \$ 700,000  
**Land Size** : 834.7 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/yellow-rock/residential/home/7161114>



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28 ILLINGWORTH ROAD, YELLOW ROCK



Ground Floor

Lower Ground

**INTERNAL**  
109 m<sup>2</sup>

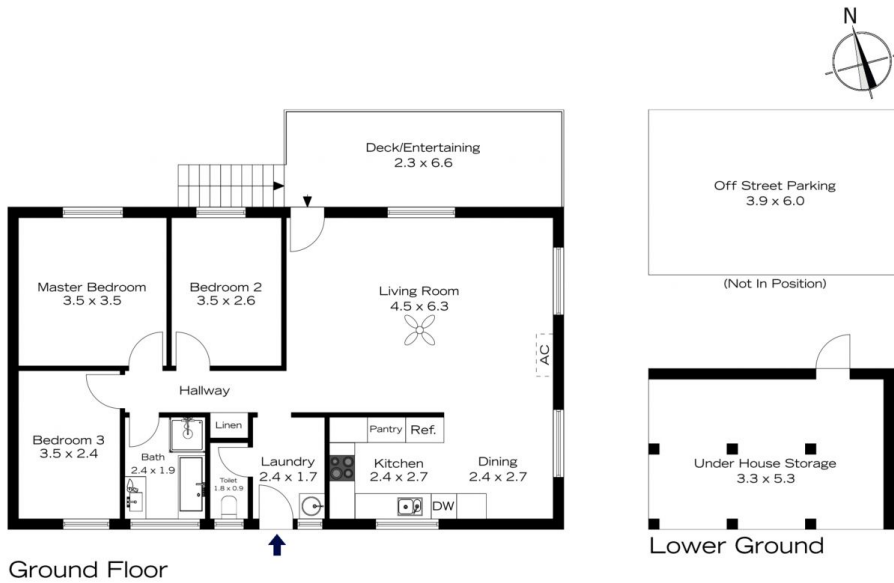
**EXTERNAL**  
15 m<sup>2</sup>

**TOTAL**  
124 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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